



PLANNING COMMISSION AGENDA

ROJELIO VASQUEZ, Chair

Commission Members
HAL KISSLER, Vice Chair
LORI CHERRY
NAT DIBUDUO
JAIME HOLT
SEROP TOROSSIAN
CHARLES VANG

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

March 29, 2006

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes – Meeting Minutes of November 30, 2005, and February 1, 2006
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

- A. Consideration of Rezone Application No. R-05-58, Site Plan Review Application No. S-05-115, Variance Application No. V-05-11, and environmental findings, filed by Dirk Poeschel on behalf of Werner Graf, pertaining to 1.7 acres of property located on the southeast corner of West San Jose and North Gates Avenues. ***(Continued from meeting of March 15, 2006.)***
 - 1. Environmental Assessment No. R-05-58/S-05-115/V-05-11, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 - 2. Rezone Application No. R-05-58 proposes to rezone the subject property from the R-2/UGM/cz *(Low Density Multiple Family Residential/Urban Growth Management/conditions of zoning)* zone district to the R-2/UGM/cz *(Low Density Multiple Family Residential/Urban Growth Management/conditions of zoning)* zone district, specifically requesting the removal of the residential density restriction of 10 dwelling units per acre.
 - 3. Site Plan Review Application No. S-05-115 proposes the development of a 12-unit two-story multiple family residential complex that will include covered garages.
 - 4. Variance Application No. V-05-11 requests an encroachment into the required 20-foot front yard setback to 10 feet for a wrought iron fence and 13 feet for a building setback.
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Mike Sanchez
 - Staff Recommendation: Recommend Approval of the Rezone Application; Approve Site Plan Review and Variance Applications
 - Will be considered by City Council (Rezone Application only)

VIII. NEW MATTERS

- A. Consideration of Rezone Application No. R-05-82, Vesting Tentative Tract Map No. 5585, and environmental findings, filed by Louie's LLC, pertaining to approximately 4.85 net acres of property located on the south side of East Illinois Avenue between North Minnewawa and North Dewitt Avenues. The project also includes the detachment of the subject property from the Fresno County Fire Protection District and Kings River Conservation District and annexation to the City of Fresno for which the Fresno County Local Agency Formation Commission (LAFCO) is the responsible agency.
1. Environmental Assessment No. R-05-82/T-5585, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-82 proposes to rezone the subject property from the AL-20 (*Limited Twenty Acre Agricultural, Fresno County*) zone district to the R-1 (*Single Family Residential*) zone district.
 3. Vesting Tentative Tract Map No. 5585 proposes to subdivide the subject property into a 14-lot single family residential subdivision.
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: Will Tackett
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Vesting Tentative Tract Map
 - Will be considered by City Council (Rezone Application only)
- B. Consideration of Site Plan Review Application No. S-05-175, and environmental findings, filed by Fong Vang and Maiyang Moua, pertaining to approximately 0.24 acre of property zoned C-6 (*Heavy Commercial*), located on the east side of North First Street between East Hedges and East Hammond Avenues.
1. Environmental Assessment No. S-05-175, determination of Initial Study to file a Mitigated Negative Declaration.
 2. Site Plan Review Application No. S-05-175 proposes to construct a 2,400 square-foot single-story building to establish King Poultry, a retail poultry business including live chickens with incidental slaughtering and dressing at the request of customers. The business also includes the retail sale of fresh purified water, eggs, ice, soft drinks, and snacks.
 - Roosevelt Community Plan Area
 - Council District 7 (Councilmember Perea)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Approve with conditions
 - May be considered by City Council

VIII. NEW MATTERS - *Continued*

- C. Consideration of Rezone Application No. R-06-08, and environmental findings, filed by AmTech Construction, Inc., pertaining to approximately 1.06 acres of property located at the intersection of the Burlington Northern-Santa Fe railway tracks and North Fruit Avenue, approximately 450 feet south of West Ashlan Avenue.
1. Environmental Assessment No. R-06-08, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-06-08 proposes to rezone the subject property from the R-1 (*Single Family Residential*) to the R-2 (*Low Density Multiple Family Residential*) zone district.
 - Fresno High-Roeding Community Plan Area
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: Meenakshi Singh
 - Staff Recommendation: Recommend Approval
 - Will be considered by City Council
- D. Consideration of Rezone Application No. R-05-67, Vesting Tentative Tract Map No. 5537/UGM, Conditional Use Permit Application No. C-05-195, and environmental findings, filed by subdivider Hansen Edenbridge, Inc., and property owners David P. and Frances Valenzuela and Joseph and Delia Garcia, pertaining to approximately 9.5 acres of property located at 3201 North Polk Avenue on the west side of North Polk Avenue between West Shields and West Dakota Avenues. The project also includes the detachment of the subject property from the North Central Fire Protection District and Kings River Conservation District and annexation to the City of Fresno for which the Fresno County Local Agency Formation Commission (LAFCO) is the responsible agency.
1. Environmental Assessment No. R-05-67/T-5537/C-05-195, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-67 proposes to rezone the subject property from the RR (*Rural Residential, Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. 5537/UGM proposes to subdivide the subject property into a 40-lot single family residential planned development subdivision.
 4. Conditional Use Permit Application No. C-05-195 proposes to modify the R-1 zone district property development standards to allow modified lot depths, building setbacks, and specified building elevations.
 - West Area Community Plan Area
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Vesting Tentative Tract Map and Conditional Use Permit Application
 - Will be considered by City Council (Rezone Application only)

VIII. NEW MATTERS - *Continued*

- E. Consideration of Rezone Application No. R-05-72, Vesting Tentative Tract Map No. 5590/UGM, Conditional Use Permit Application No. C-05-202, and environmental findings, filed by James Bratton, pertaining to approximately 18.68 net acres of property located on the southwest corner of North Marks and West Olive Avenues.
1. Environmental Assessment No. R-05-72/T-5590/C-05-202, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-72 proposes to rezone the subject property from the T-P/UGM (*Trailer Park/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. 5590/UGM proposes to subdivide the subject property into a 97-lot single family residential planned development subdivision.
 4. Conditional Use Permit Application No. C-05-202 proposes to allow the subdivision to be developed as a planned development with private streets and modified lot sizes.
 - West Area Community Plan Area
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Dave Braun
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Vesting Tentative Tract Map and Conditional Use Permit Application
 - Will be considered by City Council (Rezone Application only)
- F. Consideration of Rezone Application No. R-05-83, Vesting Tentative Tract Map No. 5498/UGM, Conditional Use Permit Application No. C-05-217, and environmental findings, filed by KB Homes, pertaining to approximately 12.8 (net) acres of property located on the north side of East Church Avenue between South Peach and South Minnewawa Avenues.
1. Environmental Assessment No. R-05-83/T-5498/C-05-217, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-83 proposes to rezone the subject property from the R-2/UGM/cz (*Low Density Multiple Family Residential/Urban Growth Management/conditions of zoning*) zone district to the R-2/UGM (*Low Density Multiple Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. 5498/UGM proposes to subdivide the subject property into an 80-lot single family residential planned development subdivision.
 4. Conditional Use Permit Application No. C-05-217 proposes to allow the subdivision to be developed as a planned development with modified building setbacks, lot dimensions, and lot sizes.
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: Dave Braun
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Vesting Tentative Tract Map and Conditional Use Permit Application
 - Will be considered by City Council (Rezone Application only)

IX. REPORT BY SECRETARY

- A. Ongoing discussion and direction on single family residential project design guidelines
- B. Ongoing discussion and direction regarding public street infrastructure in the West Area Community Plan area

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT